



4 Ballington gardens Leek



Part of the Bagshaws Partnership

Estate Agents. Valuers. Auctioneers. Chartered Surveyors
Part of the Bagshaws Partnership

4 Ballington gardens

Leek
ST13 5LW

- * This good sized three bedroom semi-detached property is located in a highly convenient position just on the outskirts of the town centre, offering easy access to the town and all amenities.
- * The property benefits from majority double glazing and gas fired central heating.
- * Accommodation briefly comprises: Entrance Hall with feature tiled floor, Living Room, Dining Room, Kitchen Area, Rear Porch and W.c to the ground floor. Landing Area, Three Bedrooms and Shower Room to the first floor.
- * Paved driveway to the front providing off street parking.
- * Low maintenance rear yard area with greenhouse and a very useful large workshop with power and lighting.
- * An ideal family home of which an internal inspection is essential.
- * The property is offered For Sale with No Upward Chain involved.



Offers In The Region Of £235,000



3



1



2



E



Leek - 01538 383344



leek@buryandhilton.co.uk





General Information

Entrance Hall

Stairs off. Radiator. Understairs storage. Feature tiled floor.

Living Room

Open fire. Radiator.

Dining Room

Gas fire. Radiator.

Kitchen Area

Wall and base units. Stainless steel sink unit with drainer, rinser bowl and mixer tap. Plumbing point. Cooker point. Central heating boiler.

Rear Porch

Tiled floor. Rear door.

W.c

W.c.

First Floor

Landing Area

Loft access.

Bedroom

Radiator.

Bedroom

Radiator.

Bedroom

Radiator.

Shower Room

Double shower cubicle. W.c. Wash basin. Heated towel rail. Storage cupboard.

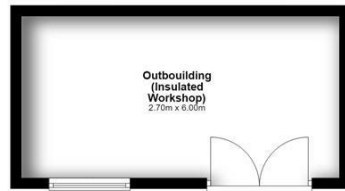
Outside

Paved driveway to the front providing off street parking. Low maintenance rear yard area with greenhouse and a very useful large workshop with power and lighting.

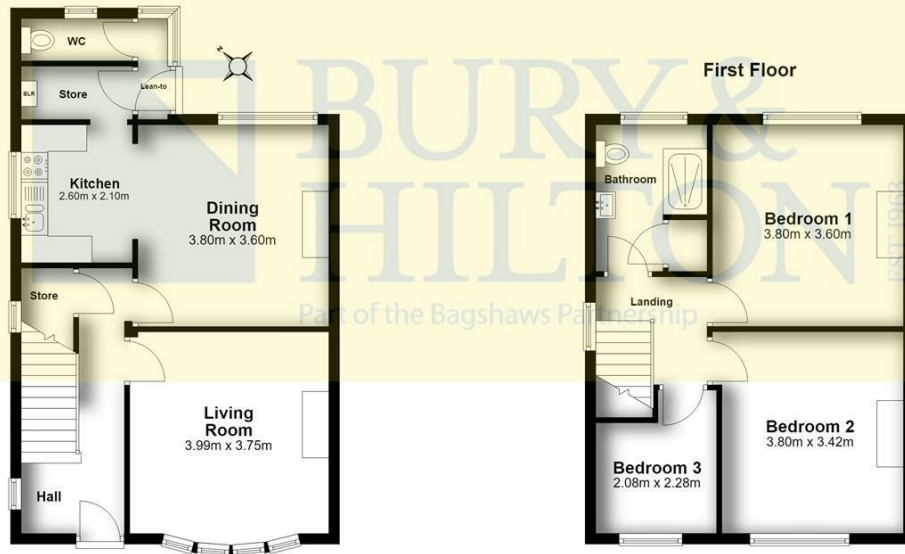
Fixtures and Fittings

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bury & Hilton have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.





Ground Floor



Main area: Approx. 95.4 sq. metres (1026.4 sq. feet)
Plus outbuildings, approx. 16.2 sq. metres (174.4 sq. feet)

All contents, positioning and measurements are approximate and for display purposes only. Drawn by walterward.com
Plan produced using PlanUp.

4 Ballington Gardens, Leek

Mobile Network Coverage

The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this specific location.

Rights of Way, Wayleaves and Easements

The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars.

Tenure and Possession

The property is sold freehold with vacant possession granted upon completion.

Viewing

Strictly by appointment only through the selling agents Bury & Hilton at the Leek Office on 01538 383344.

Agents Notes

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.



6 Market Street, Leek, Staffordshire, ST13 6HZ

T: 01538 383344

E: leek@buryandhilton.co.uk

www.buryandhilton.co.uk

Part of the Bagshaws Partnership



Offices in:

Ashbourne	01335 342201
Bakewell	01629 812777
Buxton	01298 27524
Leek	01538 383344
Uttoxeter	01889 562811